

AVAILABLE

NEW OFFICE/WAREHOUSE



Princeton/Fowler Center

Fresno, CA

- New Buildings
- 9,210 SF Immediately Available
- Steel Beam and Concrete Tilt-up Construction
- Foam Roof for Energy Efficiency and Savings
- Parking exceeds 4 Stalls per 1,000 Square Feet
- 12'x12' Roll Up Doors Available

For Further Information Please Contact:

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FOR LEASE
OFFICE/WAREHOUSE SPACE
Princeton/Fowler Center

LOCATION: 2695 N. Fowler & 5980 E. Princeton,
Avenues

AREA: On the southwest corner of Princeton and
Fowler Avenues

DESCRIPTION: Princeton/Fowler Center is a new two
building office/warehouse project. Each
building is approximately 29,760 square feet.
Phase One (2695 N. Fowler) is completed and
available for occupancy. With a parking ratio
that exceeds 4 stalls per 1,000 square feet the
project can accommodate either all office or a
combination of office and warehouse with
adequate parking.

AVAILABLE: 2695 N. Fowler: Approximately 9,210
square feet.
5980 E. Princeton: Approximately 29,760
square feet.

LEASE RATE: Office: \$1.35 sf/month, NNN
Warehouse: \$.50 sf/month, NNN

IMPROVEMENTS: Office areas will be built out turn-key as per a
mutually approved floor plan.

PARKING: The parking for the Project exceeds 4 stalls
per 1,000 square feet making this an excellent
site for the user that requires a large area of
office combined with warehouse.



FRESNO
AIRPORT

PRINCETON FOWLER PROJECT

PRINCETON

FOWLER AVENUE

3400 LOS AVENUE



CLOVIS AVENUE

CLOVIS AVENUE

FREEWAY 180 EXTENSION

FOWLER AVENUE

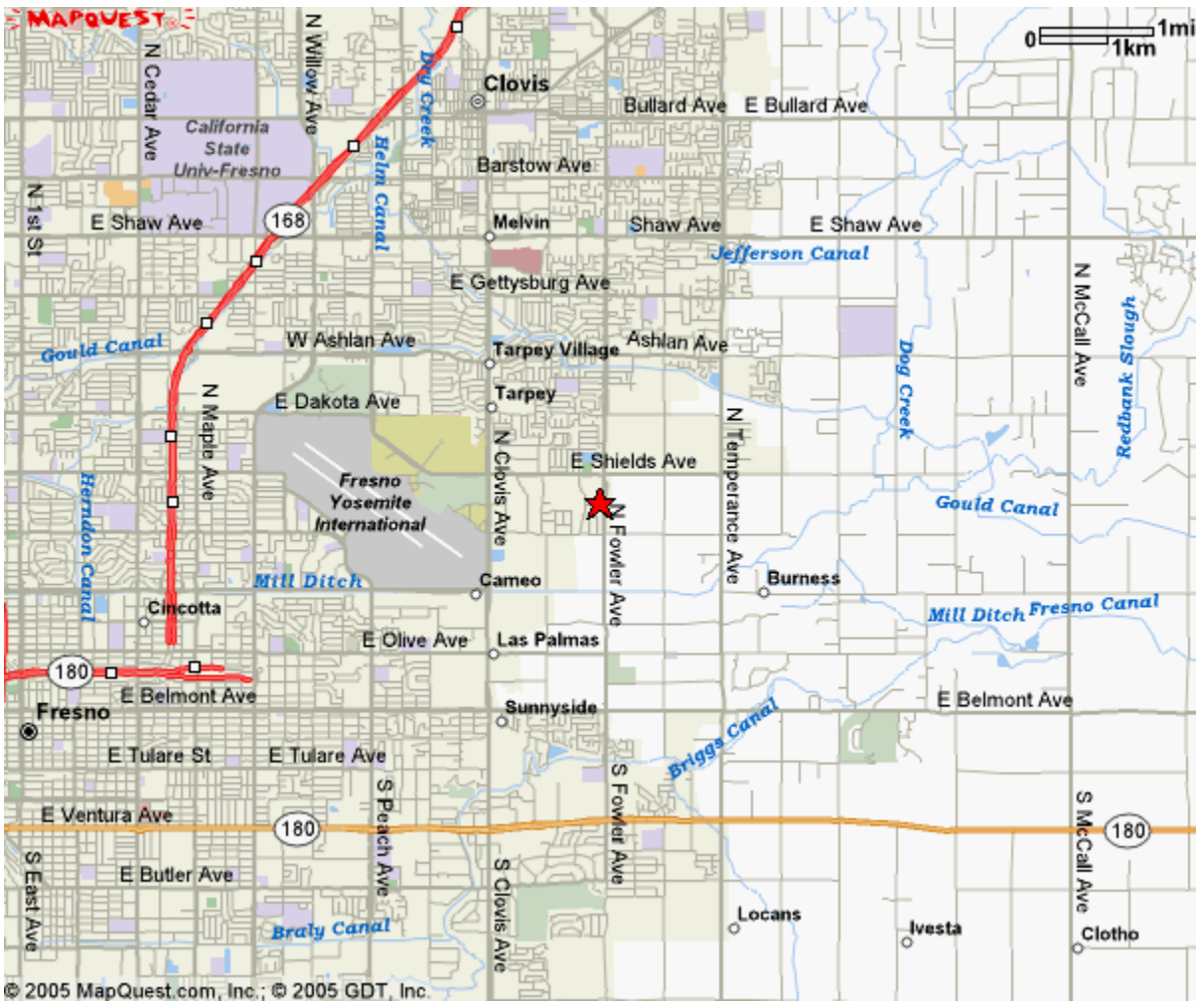
CLOVIS

PRINCETON

SHELTON

PRINCETON FOWLER PROJECT





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